County of Lamont No. 30
General Municipal Plan

84- 2921 /

County of Lamont No. 30
General Municipal Plan
1984

Alberta
MUNICIPAL AFFAIRS

County of Lamont No. 30
Province of Alberta
Bylaw No. 783/84

BEING a bylaw to adopt the COUNTY OF LAMONT NO. 30 GENERAL MUNICIPAL PLAN.

WHEREAS the Council of the County of Lamont No. 30 requested the assistance of Alberta Municipal Affairs in the preparation of a General Municipal Plan for the County of Lamont No. 30; and,

WHEREAS a General Municipal Plan has been prepared by the General Municipal Plan Committee under the direction of Council; and,

WHEREAS Section 61 of the Planning Act, R.S.A. 1980, authorizes a municipal council in the Province of Alberta to adopt a general municipal plan by bylaw;

NOW THEREFORE the Council of the County of Lamont No. 30 hereby enacts as follows:

1. That the COUNTY OF LAMONT GENERAL MUNICIPAL PLAN, being the document attached hereto, is hereby adopted;

2. That this Bylaw shall come into effect on the date of third reading.

READ A FIRST TIME, this 31st day of January, 1984.
READ A SECOND TIME, this 27th day of February, 1984.
READ A THIRD AND FINAL TIME, this 27th day of February, 1984.

Reeve

Secretary-Treasurer

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County of Lamont General Municipal Plan Committee

Voting Members

Ralph Cossey	– Municipal Planning Commission
Kent Harrold	– Member-at-large
Ed Hoculak	– Municipal Planning Commission
Mike Kapicki	– (Chairman of G.M.P.C.) County of Lamont Council
Bill Letawsky	– Member-at-large
Michael Matwichuk	– Member-at-large
Nick Seniuk	– Member-at-large
Ed Skitsko	– Municipal Planning Commission
Joe Weinberger	– Member-at-large (to June 14, 1983)

Non-Voting Members

Dave Derdak	– Secretary-Treasurer, County of Lamont
Nick Fedyniak	– Development Officer, County of Lamont
Tennis Marx	– District Agriculturist, Alberta Agriculture
Linda Astle-Fleming	– Planning Consultant, Alberta Municipal Affairs

Introductory Note

The County of Lamont is an agricultural community and although changes in land use may occur, farming will continue to be the major activity in the County. Lamont has begun to experience development pressure from various types of activities such as industry, country residential and commercial. While it may be desirable to have such activites in the County, they must be carefully planned in order to be compatible with the surrounding rural setting.

In response to the increased development pressure, Council began examining tools to help manage growth in a manner which would benefit the County and protect the agricultural land base. Having recognized the need to guide land use, Council made the decision to prepare a general municipal plan. The authority to adopt a general municipal plan is given to the County of Lamont under the Planning Act, R.S.A. 1980, which states that a municipality with a population under 10,000 may choose to adopt a general municipal plan.

The **County of Lamont General Municipal Plan** outlines policies and development standards which provide an opportunity for many different land uses to occur while at the same time conserving the agricultural base of the County. Such well planned growth will ensure that future generations will have a desirable place to live and work. The conservation of agricultural land is felt by Council to be of prime importance, not only for the local farm community but for the well being of society as a whole. Council hopes that the County of Lamont will be viewed as an attractive community to live in. To this end residents and businesses are encouraged to maintain their property in a visually pleasing manner.

The Plan is divided into land use topic sections, each having a number of objectives which serve to implement the Plan Goal. The objectives in turn give direction for the more specific land use policies. The General Municipal Plan is not retroactive and applies only to land development decisions reached after its adoption as a bylaw. The Plan itself is fairly general in nature. The more detailed directions can be found in the Land Use Bylaw which serves to implement the Plan policies. The two documents should be used in conjunction with one another when a land use decision is being made.

The General Plan will be used by Council, the public and government agencies to ensure that land use and development in the County of Lamont occurs in a fashion which is orderly, efficient and consistent. Development applications which do not conform to the Plan will not be approved. If a proposal does not comply with the Plan but is felt to be a desirable development, a request for an amendment to the Plan allowing the development may be made to Council.

The Plan is not a static document and can be amended over time to meet the changing needs of the County. Council will review the General Municipal Plan from time to time in order to ensure that the best interests of residents are being met.

Plan Goal

The Plan Goal is the overall theme or intent on which the General Municipal Plan (G.M.P.) is based. The three sections of the Goal are interrelated and must be considered together in order to be effective in their meaning.

a) To conserve higher capability agricultural land within the County.

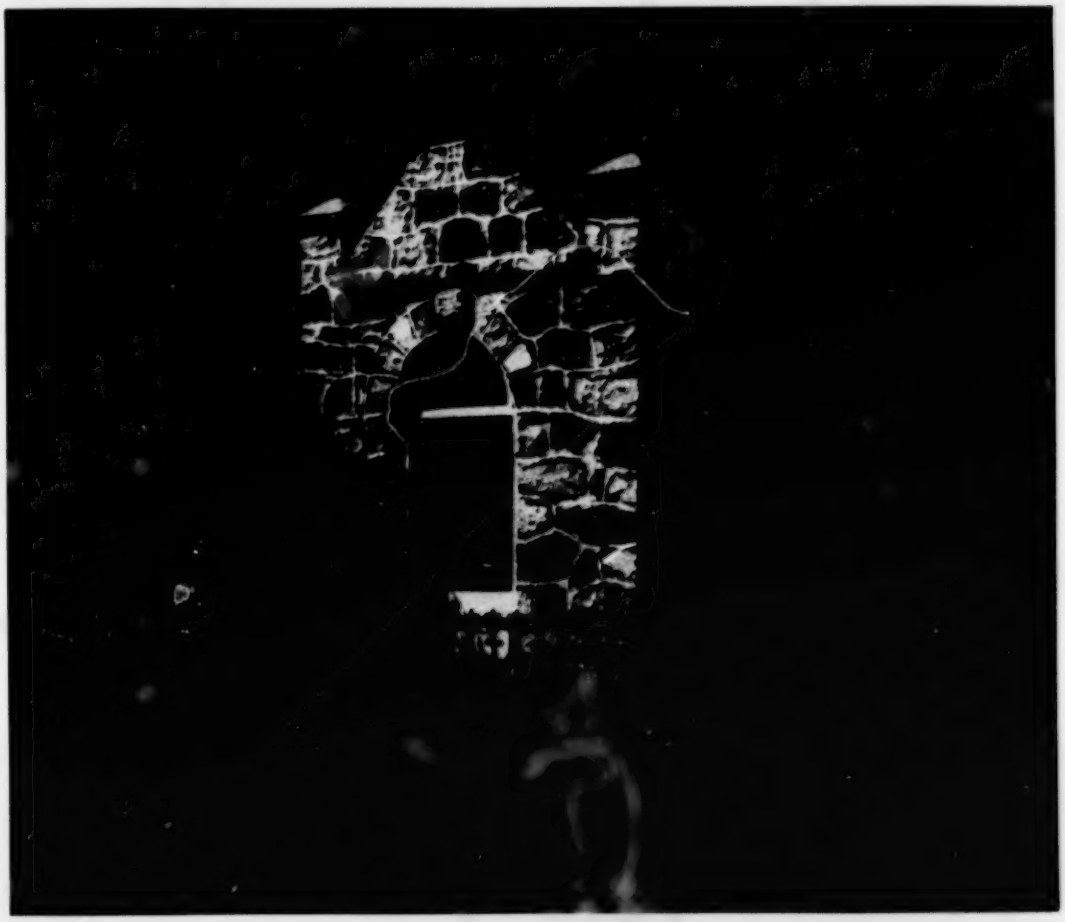
It is Council's desire to maintain agriculture as the major activity in the County. To this end the Plan encourages non-farm development to locate on lower capability agricultural land. However, it is recognized that there may be special cases which will require the use of higher capability agricultural land for non-farm activities.

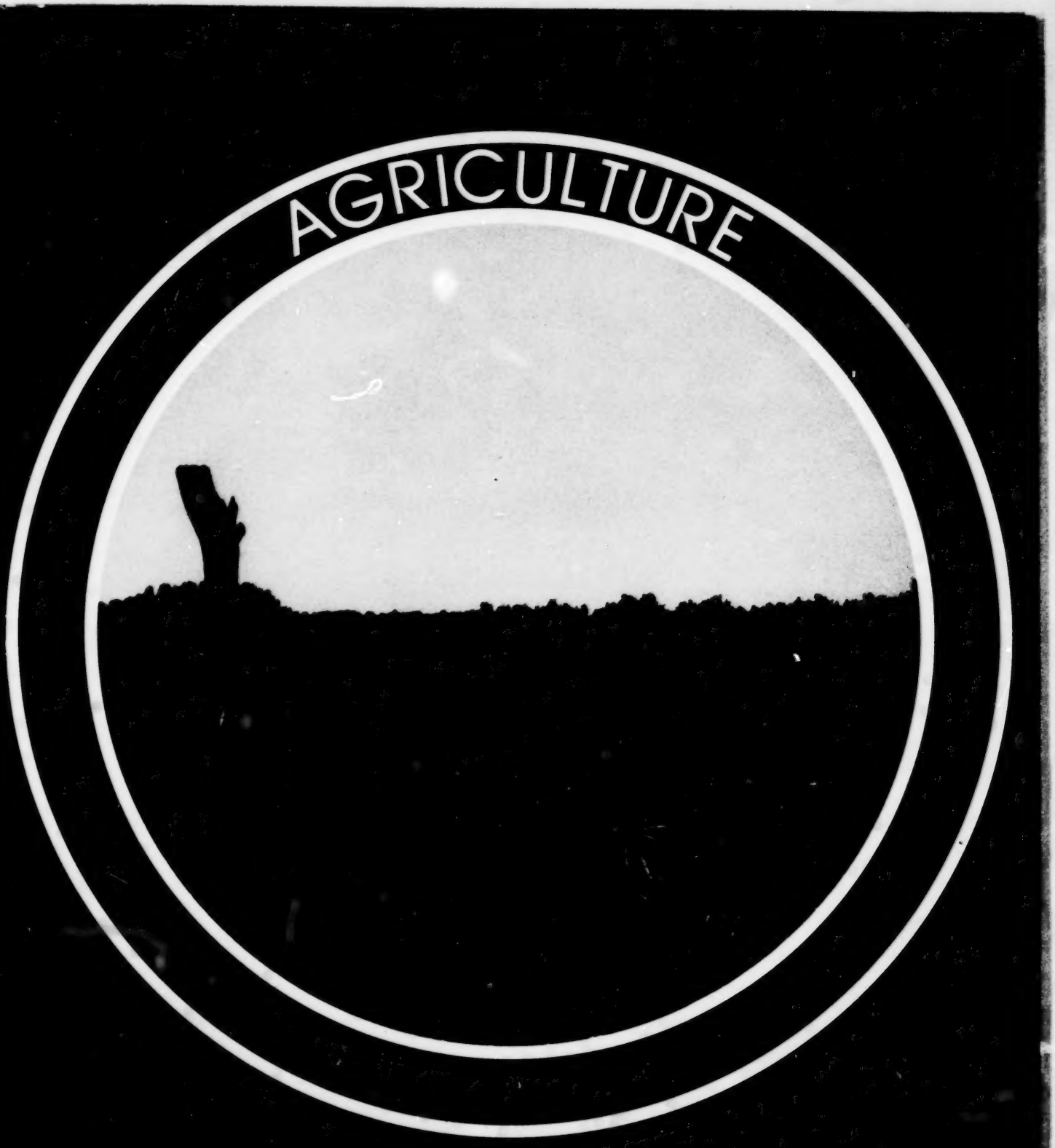
b) To encourage the expansion and diversification of the County's economic base through well planned growth, change and development.

While Council wishes to maintain the agricultural base of the County, the need to diversify the economic base is also recognized. This means that growth, change and development will be encouraged to occur in the County and will be urged to locate on lower capability agricultural land.

c) To maintain and enhance the rural character and quality of life in the County.

Accepting that development may affect the County's rural lifestyle, Council will attempt to keep such impacts to a minimum.




AGRICULTURE

1. Agriculture

The County of Lamont is situated in a productive agricultural area. Because of the good soil and climate conditions, this area is largely used for field crop and mixed farming operations. Not only is farming the economic mainstay of the County, it is a way of life for most residents and is closely linked to the County of Lamont's sense of community.

The General Municipal Plan attempts to protect farming by discouraging the use of agricultural land for non-farm land uses, the fragmentation of land, and by minimizing the disruption of farm operations by nearby incompatible land uses. In addition, Council feels that soil conservation measures are necessary to ensure that farming in the County of Lamont will be possible in the future. Council intends to encourage farmers to take measures which minimize the loss of soil by erosion.

Objectives

a) To conserve higher capability agricultural land.
b) To encourage the growth, diversification and intensification of the agricultural resource base.
c) To minimize the fragmentation of agricultural land.
d) To minimize conflicts between farm and non-farm land uses.
e) To minimize any negative impacts of agricultural operations on the quality of the environment.

Policies

1.1 Two general land use areas shall be established in the County in order to maintain large tracts of higher capability agricultural land primarily for agricultural use:
   a) Agricultural Use Area 1 shall include those blocks of land consisting largely of higher capability agricultural land as shown on map A;
   b) Agricultural Use Area 2 shall include those blocks of land consisting largely of lower capability agricultural land as shown on map A.

1.2 A Zone of Transition consisting of both higher and lower capability agricultural land shall be established which will allow for a mix of compatible farm and non-farm land uses between Agricultural Use Area 1 and Agricultural Use Area 2, as shown on map A.

1.3 For the purposes of this Plan:
   a) higher capability agricultural land shall be defined as a quarter section consisting of at least 20 ha (50 acres) of land having a farmland assessment productivity rating equal to or greater than 41%; or, if no rating is available, at least 60% of its land area rated as Canada Land Inventory (C.L.I.) classes 1-3;
   b) lower capability agricultural land shall be defined as a quarter section consisting of less than 20 ha (50 acres) of land having a farmland assessment productivity rating equal to or greater than 41%; or, if no rating is available, less than 60% of its land area rated as C.L.I. classes 1-3.

1.4 In both Agricultural Use Area 1 and Agricultural Use Area 2 Council shall encourage non-farm land uses to locate on lower capability agricultural land, and conserve higher capability agricultural land for farm uses.

1.5 Unless otherwise stated in this Plan, higher capability agricultural land wholly or partially within the Transition Zone shall be subject to the policies pertaining to Agricultural Use Area 1, and lower capability agricultural land to the policies pertaining to Agricultural Use Area 2.

1.6 Land within Agricultural Use Area 1 shall be used primarily for agriculture. Uses such as the following may be allowed in this Area.
a) intensive or extensive agriculture
b) urban expansion
c) commercial activity closely linked to agriculture
d) transportation and utilities
e) religious
f) community recreation
g) single lot country residential (farmsteads)

1.7 Land uses which may conflict with agricultural activities shall not be allowed to locate in Agricultural Use Area 1 unless unique or special circumstances exist as specified in other policies of this Plan.

1.8 A wider range of non-farm uses may be allowed within Agricultural Use Area 2 such as:
a) all uses noted in policy 1.6;
b) industry;
c) commercial;
d) recreation;
e) multi-lot country residential.

1.9 Uses such as those noted in policy 1.8 may be allowed within the Transition Zone on lower capability agricultural land if they do not, in Council's opinion, jeopardize or conflict with surrounding agricultural activities and if they conform to the policies of this Plan.

1.10 Council shall encourage provincial authorities to use those Crown lands which have a higher agricultural capability for farm purposes.

1.11 The minimum parcel size for extensive agriculture shall be 32 ha. (80 acres). Where an unsubdivided quarter section contains at least 53 ha. (130 acres), minimum parcel size may be reduced in order to ensure that one parcel contains 32 ha. (80 ac.), more or less. An unsubdivided quarter section shall be as defined in policy 3.1.

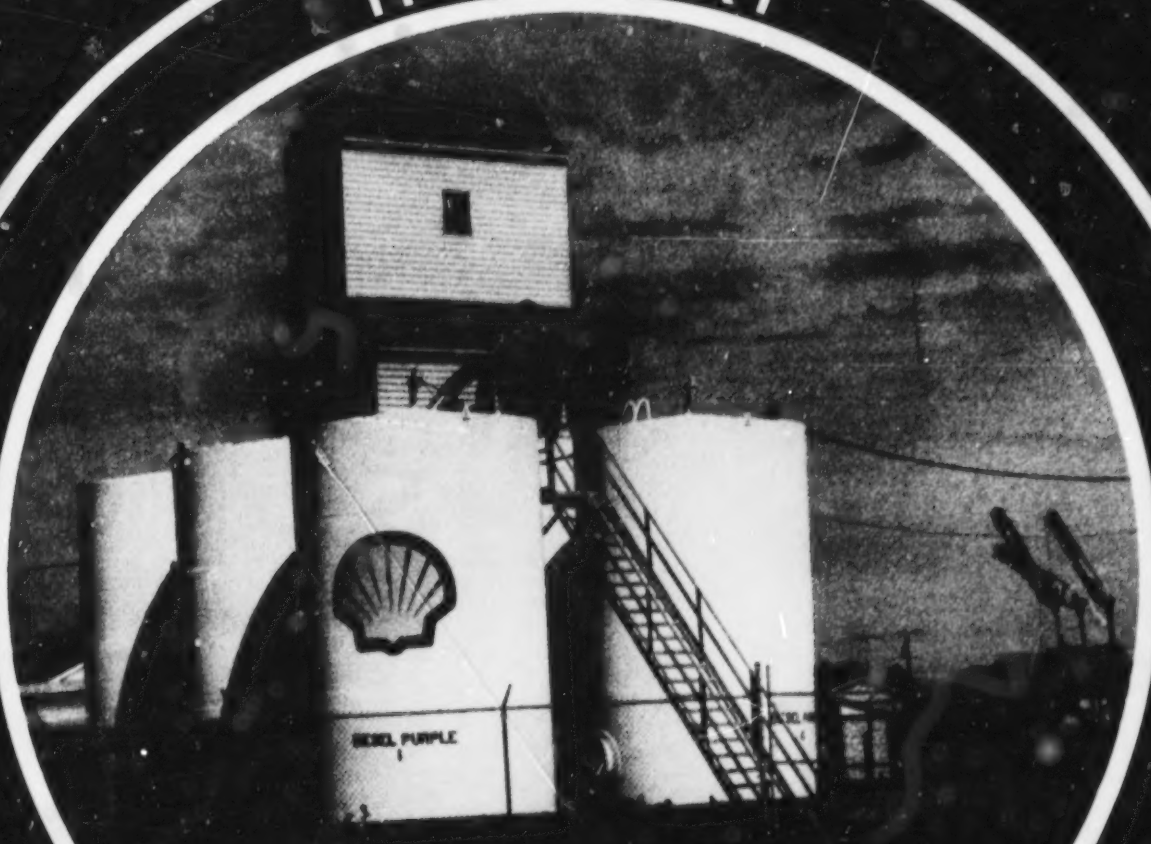
1.12 When reviewing a development application for new livestock confinement facilities or expansion of existing facilities, Council may request comments from Alberta Agriculture and the local health unit concerning facility design, siting and management. Council shall make use of these comments in reviewing the application.

1.13 When reviewing a subdivision or development application for intensive agricultural purposes, Council should request comments from Alberta Agriculture and the local health unit advising on the feasibility of the operation and suitability of the site.

1.14 In addition to other applicable criteria, Council shall use the Minimum Distance Separation (M.D.S.) formula in reviewing applications for the establishment of new livestock confinement facilities or the expansion of existing facilities. The M.D.S. formula shall also be used in the review of subdivision or development applications which are in close proximity to existing livestock confinement facilities.

1.15 Council should encourage operators of livestock confinement facilities to obtain a Certificate of Compliance under the Alberta Agriculture and Alberta Environment **Code of Practice**.

INDUSTRY



2. Industry

For the purposes of this Plan the term 'industry' refers to manufacturing or warehousing and storage; and includes both light and heavy industry. Industries which have high levels of noxious emissions or noise are referred to as heavy industry. Light industry is not noxious and is generally compatible with other land uses. Natural resource extraction industries, such as gravel pits and gas wells, are addressed in Section Five.

Industry can benefit an area by providing employment, tax dollars and services. If planned effectively, any negative impacts an industry may have on the surrounding area can be minimized.

The County of Lamont does not have a significant amount of industrial development and existing industrial activities are associated with agriculture. With more oil and gas activity occurring north-east of Edmonton, it is feasible that the County of Lamont may be the site of such industry in the future.

Objectives

a) To encourage the use of lower capability agricultural land for industrial development.
b) To encourage appropriate industries to locate in the County.
c) To ensure that industrial development meets high environmental standards.
d) To minimize conflicts between industry and other land uses.
e) To ensure that municipal costs associated with industrial development are recovered within a reasonable time period, as determined by Council.

Policies

2.1 Council shall encourage industry suitable to a rural environment to locate in the County, particularly those which will benefit and serve County residents.

2.2 Council shall encourage light industry to locate in hamlets.

2.3 Light industry may be allowed on lower capability agricultural land in the Transition Zone if it does not, in Council's opinion, jeopardize or conflict with surrounding agricultural land uses.

2.4 Light industry which directly services the agricultural community may be allowed to locate on lower capability agricultural land in Agricultural Use Area 1 if:
a) the proponent can demonstrate a unique site requirement; and
b) if it will not conflict with surrounding land uses.

2.5 Industry may be allowed to locate in Agricultural Use Area 2 and shall be encouraged to locate on lower capability agricultural land within that Area.

2.6 Industry shall not be permitted to locate within the Urban Fringe Area (see map A) or in close proximity, as determined by Council, to a hamlet or multi-lot country residential subdivision.

2.7 The establishment and use of industrial parks shall be encouraged by Council and may be allowed in Agricultural Use Area 2.

2.8 The proponent of an industrial park shall be required to provide information to Council's satisfaction concerning such things as the soil, slope and drainage of the site, the size and number of parcels proposed, the emmissions expected when developed, and the municipal servicing costs associated with the development. Council shall use this information in the evaluation of the proposal and may request comments from concerned agencies.

2.9 Under exceptional and unique circumstances, as determined by Council, an industry or industrial park which will likely be of substantial benefit to the County may be allowed to locate in Agricultural Use Area 1, the Urban Fringe, or Transition Zone if the proponent can demonstrate to Council that it has specific site requirements which cannot be met in Agricultural Use Area 2.

2.10 Council shall require the proponent of a new or expanding industry to identify all municipal servicing costs associated with the development. Council shall negotiate with the proponent the assignment of costs and this should be included in a development agreement as part of a subdivision approval or prior to the issuance of a development permit.

2.11 In addition to meeting Provincial development requirements, all industrial development shall obtain a development permit from the County prior to construction.

2.12 The County shall require industries to construct and/or maintain an appropriate buffer, as determined by Council, between the industry and nearby land uses.

COUNTRY
RESIDENTIAL

3. Country Residential

The term 'country residential development', as used in this Plan, includes farmsteads (when subdivided) and multi-lot subdivisions. Council feels that country residential development can provide a desirable lifestyle for people wishing to reside in the rural area. Council plans to allow for country residential living in a limited way by maintaining a degree of control of the location and number of developments. The Plan policies attempt to minimize any adverse effects which country residential development may create.

Objectives

a) To minimize the amount of higher capability agricultural land used for country residences.
b) To minimize municipal servicing costs associated with country residential development.
c) To ensure that country residential development is compatible with surrounding land uses and has a minimum impact on the environment.
d) To ensure that the development of country residences occurs at a rate that does not exceed the demand.
e) To maintain a clear distinction between rural and urban residential development.

Policies

3.1 The subdivision of one existing farmstead per unsubdivided quarter section may be allowed. For the purposes of this Plan a quarter section which has been subdivided for a public, quasi-public or institutional use; or a fragmented parcel, shall be considered as unsubdivided.

3.2 Minimum and maximum parcel size for country residential parcels shall be .4 ha (1 acre) and 1.2 ha (3 acres) respectively. Parcel size may be increased if necessary to include such things as existing farm buildings and shelter belts associated with a farmstead.

3.3 The M.D.S. formula shall be used to determine minimum setback requirements for the subdivision or development of country residences in close proximity to an existing intensive livestock facility.

3.4 Multi-lot country residential development may be allowed on lower capability agricultural land within the Transition Zone if it does not, in Council's opinion, jeopardize or conflict with surrounding agricultural land uses.

3.5 Multi-lot country residential development may be allowed in Agricultural Use Area 2 and shall be encouraged to locate on lower capability agricultural land within that Area.

3.6 Multi-lot country residential development shall not be permitted within one mile of a town, village or hamlet.

3.7 The County shall require the proponent of a multi-lot country residential development to construct and/or maintain an appropriate buffer, as determined by Council, between the development and nearby land uses.

3.8 Subdivision for multi-lot country residential development may only be permitted on parcels which are capable of supporting on-site water and sewage systems, and have suitable building sites.

3.9 A development permit for country residential purposes shall not be issued until approval of the proposed type of sewage disposal system is received from the Plumbing Inspection Branch of Alberta Labour, and the local health unit.

3.10 Council shall encourage the development of existing country residential lots. When reviewing proposals for multi-lot country residential subdivisions Council shall give consideration to the number of existing vacant country residential lots in the County.

3.11 Proponents of a multi-lot country residential subdivision shall identify all municipal servicing costs associated with the development to Council. Council shall consider the costs and benefits of the development when evaluating the proposal.

3.12 As a condition of approval Council shall require the proponent of a multi-lot country residential subdivision to enter into a development agreement which avoids any unreasonable servicing obligations being placed on the County.

3.13 Unless otherwise specified in an approved Lake Area Structure Plan, country residential development within one mile of a lake shall be subject to controls which ensure the development is compatible with the lake environment.

3.14 The proponent of a multi-lot country residential subdivision should be required to provide on-site recreation areas/facilities as determined by Council.

3.15 When evaluating a proposal for a multi-lot country residential subdivision, Council shall give consideration to the demand which the development will place on community facilities and services (including roads, schools and parks).

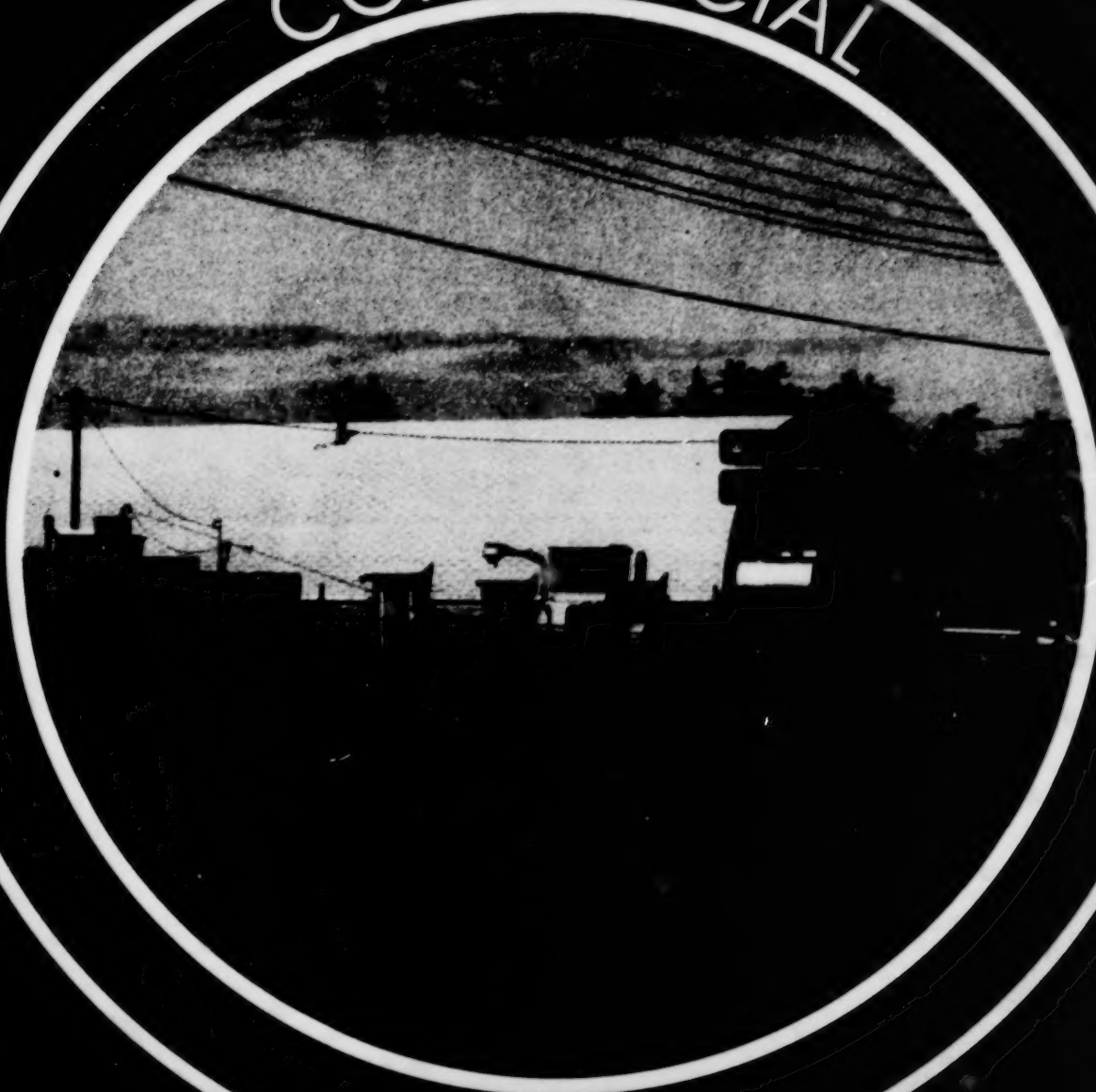
Mobile Homes

3.16 In addition to the following policies, mobile home park development shall comply with policies 3.3 through 3.15.

3.17 Mobile home parks may be permitted within hamlets if their servicing requirements do not exceed the servicing capabilities of the hamlet.

3.18 The area allotted each mobile home unit shall be of sufficient size to ensure the unit's privacy. In addition, if no communal storage structure is provided, the size of each unit's allotted area shall be adequate to accommodate an attached or ancillary storage structure.

COMMERCIAL



4. Commercial

A commerical activity is considered to be an outlet which provides a product or service to consumers. Included in this definition are stores, service stations, restaurants and other similar establishments. Commercial activities which locate adjacent to a highway and serve the travelling public are referred to as highway commerical.

In order to expand the tax base, increase employment and provide residents with necessary services and goods, Council wishes to encourage commercial development in the County, particularly in the hamlets.

Objectives

a) To minimize the amount of higher capability agricultural land used for commercial activities.
b) To encourage commercial activities to locate in appropriate areas of the County.
c) To minimize municipal servicing costs associated with commercial development.
d) To minimize conflicts between commercial development and other land uses.

Policies

4.1 Council shall encourage commercial activities which will serve and benefit the community to locate in the County on suitable sites, subject to the policies of this Plan.

4.2 Council shall encourage commercial development in hamlets if the resultant servicing requirements do not exceed the servicing capabilities of the hamlet.

4.3 Commercial development may be allowed to locate in Agricultural Use Area 2 and shall be encouraged to locate on lower capability agricultural land within that Area.

4.4 Commercial development may be allowed to locate on lower capability agricultural land within the Transition Zone if, in Council's opinion, it does not jeopardize or conflict with surrounding agricultural land uses.

4.5 Commercial development may be allowed to locate in Agricultural Use Area 1 if:
a) it locates on lower capability agricultural land; and
b) it directly serves the agricultural community; and
c) it will not conflict with surrounding land uses.

4.6 Commercial development shall not be permitted to locate within the Urban Fringe Area or in close proximity, as determined by Council, to a hamlet or multi-lot country residential subdivision.

4.7 Highway commercial development may be allowed adjacent to primary highways in the County, preferably on lower capability agricultural land. The County shall consult Alberta Transportation when evaluating a proposed development or subdivision in close proximity to a highway.

4.8 Under exceptional and unique circumstances, as determined by Council, a commercial development which will likely be of substantial benefit to the County may be allowed to locate in Agricultural Use Area 1, the Urban Fringe Area, or the Transition Zone if the proponent can demonstrate to Council that it has specific site requirements which cannot be met in Agricultural Use Area 2.

4.9 The County shall require the proponent of a commercial development to construct and/or maintain an appropriate buffer, as determined by Council, between the development and nearby land uses.

4.10 Council shall require the proponent of a commercial activity to identify all municipal servicing costs associated with the development. Council shall negotiate with the proponent the assignment of costs and this should be included in a development agreement as part of a subdivision approval or prior to the issuance of a development permit.

4.11 Commercial uses operated as a secondary use to an existing agricultural operation may be allowed and shall be encouraged to locate on lower capability agricultural land if possible.

RESOURCE EXTRACTION

5. Resource Extraction

Resource extraction refers to the surface or subsurface mining of metallic or non-metallic minerals. Some processing of the resource may be carried out on the site. Examples of this are a gravel pit and crusher, or a gas well and battery.

There are a large number of gas wells and associated facilities located throughout the County of Lamont. Although it may be desirable to control the development of these installations through the General Municipal Plan it is not possible. Part One, Section Three of the Planning Act exempts certain development from being regulated under the Act:

> "This Act and the regulations do not apply when a development or a subdivision is effected solely for the purpose of:
> a) a highway or public roadway,
> b) a well or battery within the meaning of the Oil and Gas Conservation Act,
> c) a pipeline or an installation or structure incidental to the operation of a pipeline, or
> d) any other thing specified by the Lieutenant Governor in Council by regulation."

Resource extraction activities are restricted in their site selection by the location of the resource: they must develop where the resource is located. They are also unique in that once the resource is exhausted the land can be reclaimed.

Objectives

a) To ensure that land disturbed by resource extraction activity is reclaimed to an acceptable standard.
b) To minimize conflicts between resource extraction and other land uses.
c) To minimize municipal costs associated with resource extraction development.

Policies

5.1 Resource extraction activity may be allowed to develop in the County.

5.2 When evaluating a proposal for resource extraction Council shall consider such items as noise, level of emissions, servicing costs, reclamation, project duration, traffic flow, road conditions and aesthetics, to determine if the costs of allowing a project outweigh the benefits.

5.3 The County shall require resource extraction activity to construct and/or maintain an appropriate buffer, as determined by Council, between the activity and nearby land uses.

5.4 Council shall require the proponent of a new or expanding resource extraction industry to identify, to Council's satisfaction, all municipal servicing costs associated with the development. Council shall negotiate with the proponent the assignment of costs and this should be included in a development agreement prior to subdivision approval or the issuance of a development permit.

5.5 Where not required to do so by the Province, Council shall require a resource extraction activity to post a performance bond or similar security to ensure that reclamation will be completed.

5.6 Council shall not approve a resource extraction development which cannot be reclaimed by the developer to Council's satisfaction.

5.7 Council shall require a disturbed area to be reclaimed to:
a) at least its former capability for agriculture; or
b) any other use which Council feels will be more beneficial to the County than that in (a).

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5.6 Council shall not approve a resource extraction development which cannot be reclaimed by the developer to Council's satisfaction.

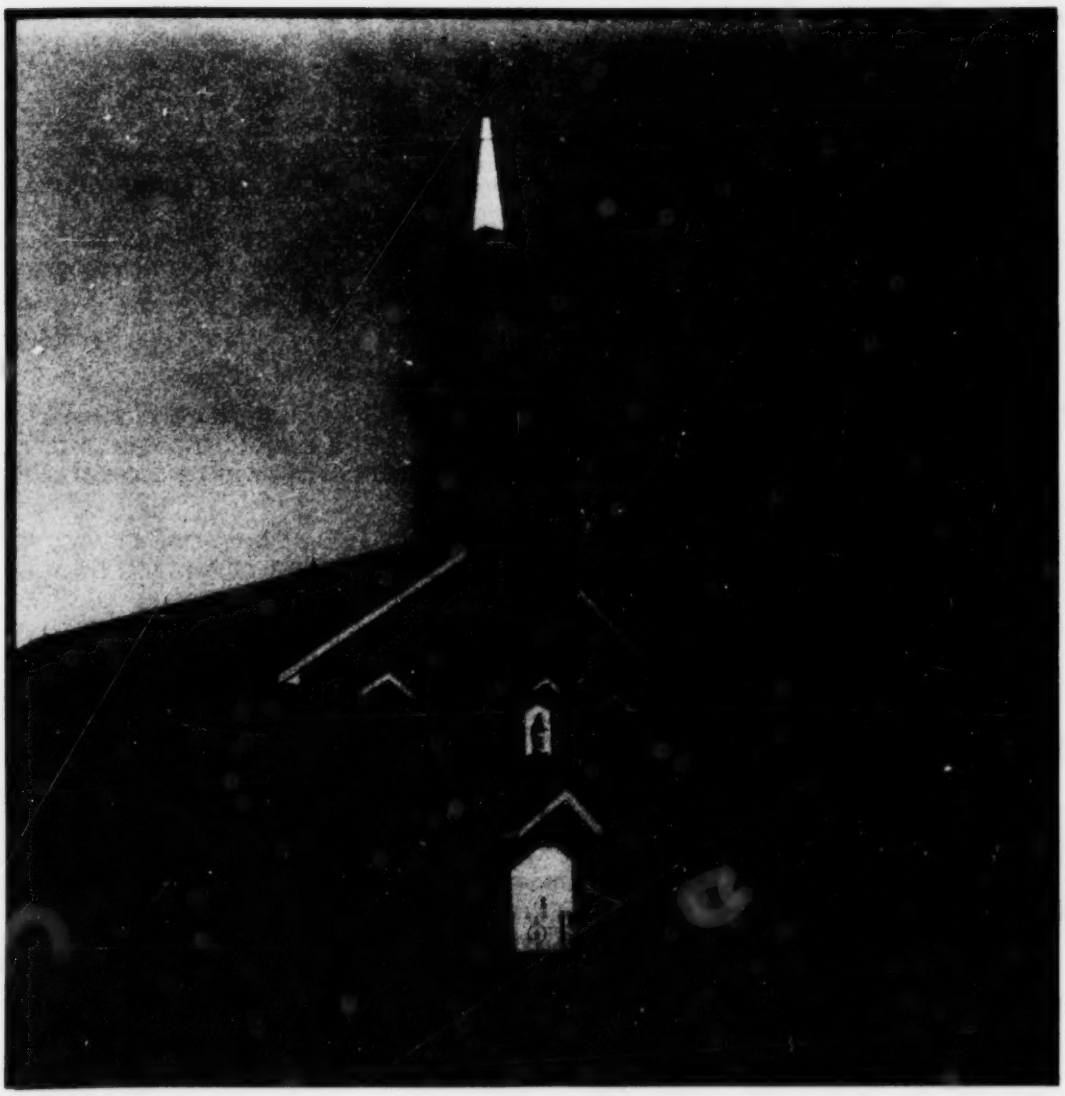
5.7 Council shall require a disturbed area to be reclaimed to:
a) at least its former capability for agriculture; or
b) any other use which Council feels will be more beneficial to the County than that in (a).

5.8 Council, in complying with the Land Surface Conservation and Reclamation Act, shall not issue a development permit for a sand, gravel, clay or marl operation which will disturb 5 acres or more of land until the proponent submits and receives approval of a reclamation plan from Alberta Environment.

5.9 Where a resource extraction proposal is not required to submit a reclamation plan to the Province, the proponent shall submit such a plan to Council for approval prior to a development permit being issued. Council may request the assistance of Alberta Environment when reviewing a reclamation plan.

5.10 Council should not allow development to occur on known commercial deposits of sand, gravel or other mineral resources if the development will prevent the future extraction of the resource.

5.11 Council shall urge the Province to comply with the policies of this section and the overall intent of the Plan when developing resource extraction activities which are exempted from control under Section Three of the Planning Act.



RECREATION

OPEN SPACE

6. Recreation and Open Space

Recreation

Currently the County of Lamont does not have many recreational opportunities and residents utilize the facilities in nearby towns and villages. The County co-operates with the incorporated places within its boundaries on recreational ventures. Council would like to encourage increased recreational development in the County, particularly non-facility oriented activities which are compatible with the rural environment.

Open Space

In certain instances, as outlined in the Planning Act, the subdivision process involves the dedication of reserve lands to the County. Depending on the circumstances, money may be taken by the County in lieu of reserve dedication.

Environmentally sensitive land features require special attention when being considered for development. Such areas include ravines, steep slopes or sandy areas subject to erosion. Council intends to have regard for these sensitive areas when making development decisions.

Objectives

a) To encourage the use of lower capability agricultural land for recreational development.
b) To encourage recreational development which is compatible with the capabilities and characteristics of the natural environment and surrounding land uses.
c) To ensure that high quality recreation resources are conserved.
d) To minimize conflicts between recreational activities and other land uses.
e) To minimize municipal costs associated with recreational development.
f) To ensure that the development capacity of environmentally sensitive or unique areas is not exceeded.

Policies

Recreation

6.1 Council shall encourage the development of public serving recreational activities in the County on suitable sites. In particular, Council shall encourage non-facility recreational activities such as cross-country ski trails to be developed.

6.2 Council shall endeavor to co-operate with the incorporated municipalities of Andrew, Mundare, Chipman, Lamont and Bruderheim on mutually beneficial recreational development.

6.3 Recreational development may only be allowed to locate on lower capability agricultural land. This restriction may be waived if Council feels the benefits of the development to the surrounding community justify the use of higher capability agricultural land.

6.4 If Council deems it necessary, a recreational development shall be required to construct and/or maintain an appropriate buffer, to be determined by Council, between the recreational activity and adjacent land uses.

6.5 Council shall require the proponent of a recreational activity to identify, to Council's satisfaction, all municipal servicing costs associated with the development. Council shall negotiate with the proponent the assignment of costs and this should be included in a development agreement prior to subdivision approval or the issuance of a development permit.

6.6 Development for recreational purposes shall only be allowed if it is compatible with the physical capabilities of the site and surrounding area. Council may request that a report detailing such capabilities accompany the development application.

6.7 All development proposed near or adjacent to a lake or river shall be required to demonstrate, to Council's satisfaction, its overall compatibility with the lake/river environment.

6.8 Shoreland around Beaverhill Lake* and Whitford Lake is rated by the Canada Land Inventory as having a moderately high capability for outdoor recreation related to the viewing of wetland habitat. Council shall not approve any development which would jeopardize these recreational opportunities.

6.9 Where a user fee is involved, Council shall determine if the activity is to be treated as a commercial or recreational venture for the purposes for this Plan.

Open Space

6.10 At the time of subdivision, as stated in the Planning Act, the County shall request land as reserve; or money in lieu of reserve land or; in certain cases, may defer reserves.

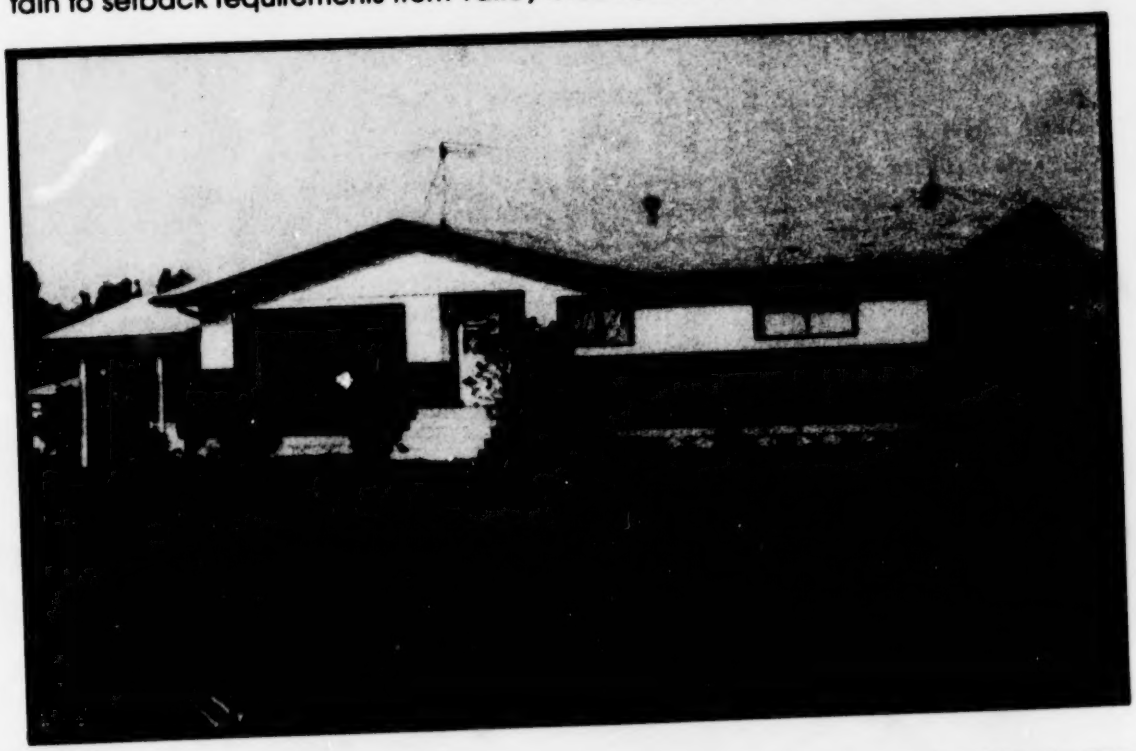
6.11 Sufficient municipal reserve shall be dedicated in multi-lot country residential subdivisions adjacent to rivers and lakes to provide adequate access for backlot owners and the general public.

6.12 Municipal reserve parcels shall, wherever possible, be concentrated in a few large parcels on suitable sites rather than scattered throughout the subdivision.

6.13 Development on sandy or unstable soil may only be permitted if measures to control erosion are implemented. Development on steep slopes and other environmentaly sensitive areas should not be allowed.

6.14 Council may undertake an inventory and evaluation of all municipal reserve parcels in the County with the aim of making more efficient use of the reserves through land consolidation and/or sales.

6.15 Unless unique site requirements determine otherwise, development proposals should conform with the Alberta Environment Land Conservation Guidelines so far as they pertain to setback requirements from valley breaks, ravines and watercourses.



*Regulated by the Beaverhill Lake Integrated Resource Plan prepared by Alberta Energy and Natural Resources. Shoreland is largely owned by the Crown.

SETTLEMENTS

7. Settlements

The incorporated municipalities located within the County of Lamont are the Towns of Lamont, Bruderheim and Mundare and the Villages of Chipman and Andrew. Although these urban places are not part of the County, they do provide services such as recreation to County residents. Development adjacent to urban municipalities can result in problems when these municipalities expand. Council intends to consider the town/village when reviewing development or subdivision applications of mutual interest.

The hamlets in the County are St. Michael, Star, Hilliard, Wostok and Whitford. Council wishes to encourage development to occur in the hamlets.

Objectives

a) To ensure that settlement expansion and growth occurs in an efficient and orderly manner.
b) To ensure that settlement areas have sufficient lands within their boundaries to undertake comprehensive land use and servicing planning.
c) To minimize the amount of higher capability agricultural land used for the expansion of urban areas.
d) To ensure that land which may be required for urban expansion is not developed prematurely or developed in such a manner that would preclude or significantly increase the cost of conversion to urban uses.

Policies

7.1 Council shall encourage intermunicipal co-operation between the County and the incorporated centres of Lamont, Bruderheim, Andrew, Mundare and Chipman on land uses matters which may be of mutual importance or interest. Council should examine alternative communication mechanisms to facilitate this co-operation.

7.2 An Urban Fringe Area shall be established around the incorporated municipalities within the County (see map A). Development shall be regulated within this Area in order to minimize the negative aspects of fringe development.

7.3 Prior to approving any subdivision or development in the Urban Fringe Area the County shall request comments from the adjacent urban municipality and shall give due consideration to such comments when evaluating a proposal.

7.4 Council shall discourage development within the Urban Fringe Area or in close proximity, as determined by Council, to a hamlet which would adversely affect the adjacent settlement. The policies of this Plan give direction regarding those land uses which may be appropriate adjacent to settled areas. (see Sections 2, 3 & 4)

7.5 Council shall support only those annexation proposals that they feel are required and justified. In forming their position on an annexation proposal Council shall consider the following.
   a) Does the annexation proposal encompass lower capability agricultural land and, if not, is the expansion onto high capability agricultural land justified in light of existing growth direction options?
   b) Has the urban municipality planned its future land use development through a general municipal plan or similar planning document?
   c) Is the annexation required or does the urban municipality have sufficient land within its boundaries to accommodate anticipated growth and development?

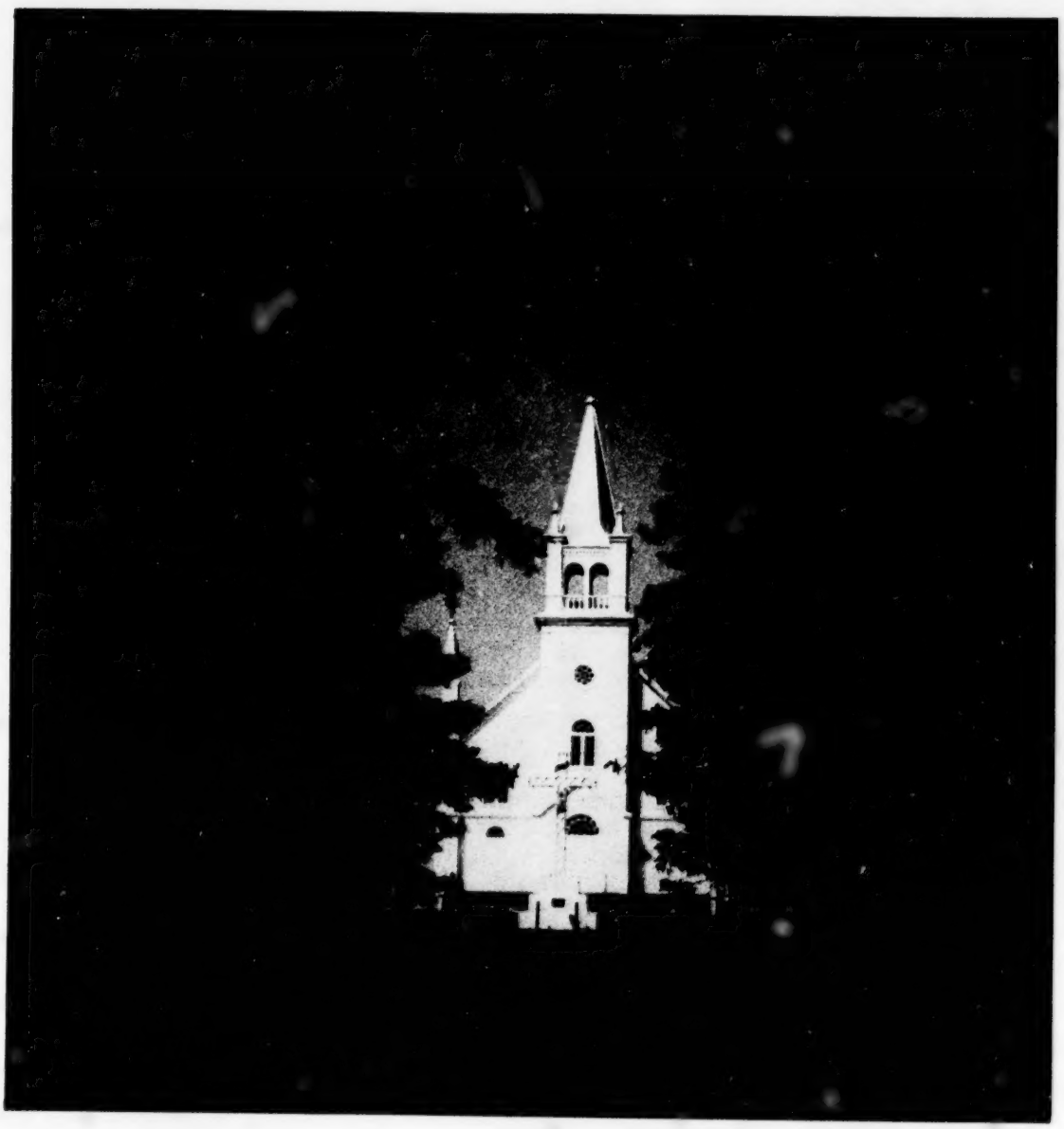
7.6 The term 'hamlet' refers to the unincorporated communities of St. Michael, Star, Hilliard, Whitford and Wostok.

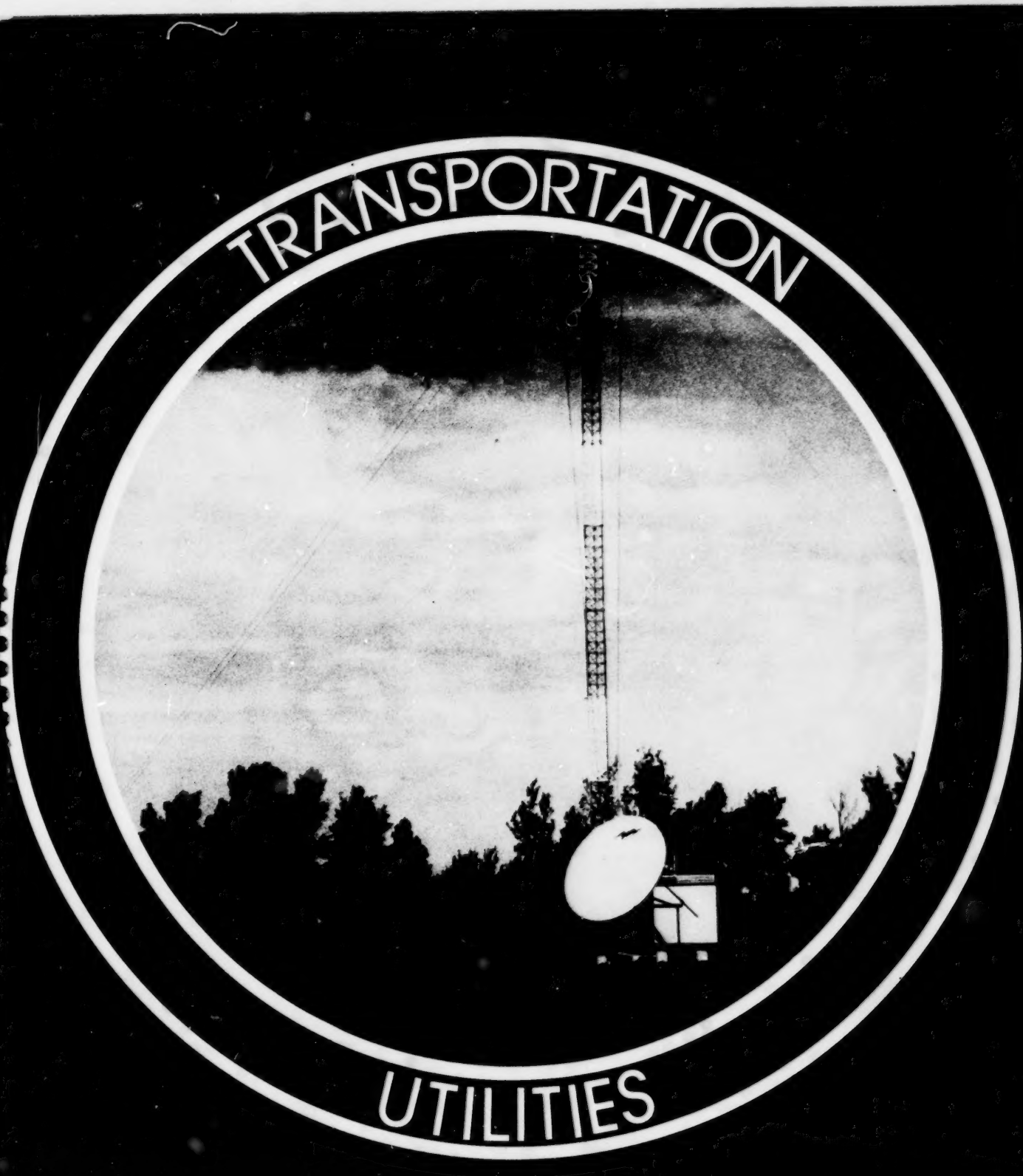
7.7 Council may only allow development in hamlets which will be compatible with the current on-site capabilities for water and sewage disposal systems. It is not the County's intention to provide additional services to hamlets at this time.

7.8 Council may permit the expansion of hamlets, preferably onto lower capability agricultural land, if additional area is required to accommodate growth. Council shall encourage the development of vacant lots within hamlet boundaries.

7.9 Council shall encourage development to occur in hamlets including light industrial, commercial and residential uses.

7.10 Council should prepare area structure plans or other planning documents to guide future land uses in the hamlets.




TRANSPORTATION
UTILITIES

8. Transportation and Utilities

The County of Lamont is crossed by three primary highways and two major rail lines. Currently there is no public airport in the County of Lamont although there are tentative plans for one in the northern portion of the County. If an airport is constructed, this Plan may require an amendment regulating land use close to the runway in order to maintain safety standards.

The County does not have the authority to regulate highways, pipelines, transmission lines and similar installations which are under provincial control. However, in many instances Council is given an opportunity to comment on the proposed locations of these facilities. It is Council's intention to encourage the appropriate authorities to have regard for the policies of this Plan.

The County utilizes the regional landfill site near St. Michael for the disposal of solid waste. The hamlets in the County do not have full water or sewer services, excepting St. Michael which has water servicing, and at this time Council does not intend to make expenditures for such servicing.

Objectives

a) To discourage the fragmentation of higher capability agricultural land by transportion and utility uses.
b) To discourage the loss of higher capability agricultural land to transportation and utility uses.
c) To minimize conflicts between transportation or utility facilities and other land uses.
d) To ensure that any municipal services provided are done so in an economical, environmentally sound and well planned manner.

Policies

8.1 Council shall encourage linear transportation and utility facilties to locate such that they:
   a) minimize the loss of higher capability agricultural land;
   b) minimize the fragmentation of land, particularly higher capability agricultural land;
   c) follow road allowances wherever feasible;
   d) use corridors to integrate a number of utilities;
   e) minimize disruption of recreation, wildlife, and historic resources;
   f) avoid disruption of existing or future urban areas.

8.2 Council shall encourage access roads required for resource exploration or development to locate on road allowances or in any other manner which minimizes disruption of agricultural production.

8.3 Council shall request an appropriate buffer be constructed and/or maintained between a proposed transportation/utility facility and adjacent incompatible land uses.

8.4 If Council deems it necessary, a proposed development adjacent to a transportation/utility facility shall be required to construct and/or maintain an appropriate buffer between the two land uses.

8.5 Council shall prohibit or limit direct access onto secondary roads wherever possible in order to maximize traffic safety and efficiency.

8.6 Council shall endeavor to keep roadways in the County safe and well maintained.

8.7 The County shall endeavor to co-operate with other municipalities in the upgrading of intermunicipal roadways.

8.8 Council shall continue to support the use of the regional landfill site.

8.9 Council shall prepare a hamlet area structure plan prior to a hamlet being provided with water and/or sewage systems.

WILDLIFE

9. Wildlife

Council wishes to protect the wildlife resources in the County as much as possible. In particular, the County of Lamont has a number of important areas for both white tailed deer and waterfowl. Development is sometimes incompatible with wildlife and care must be taken to ensure that the viability of this resource is not destroyed. Council does recognize however, that in some instances wildlife activity may disrupt agricultural operations and will require corrective measures to be taken.

Objectives

a) To ensure that critical fish and wildlife areas are conserved where possible.
b) To minimize conflicts between wildlife and other land uses.

Policies

9.1 The Key Wildlife Areas identified on map B shall be subject to the policies of this section. Council may designate additional Key Wildlife Areas with assistance from the Fish and Wildlife Division of Alberta Energy and Natural Resource.

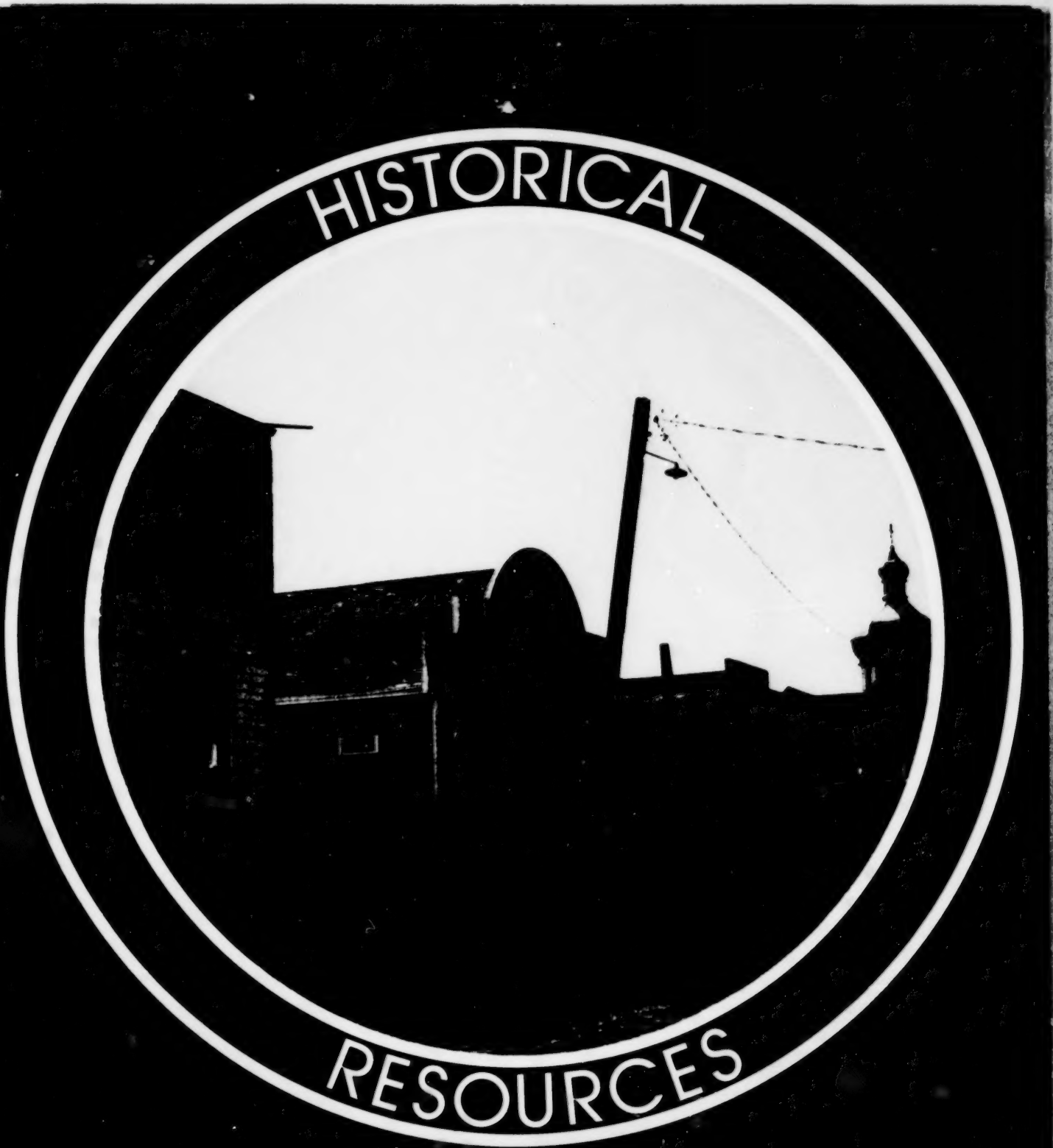
9.2 Council should co-operate with Parks Canada authorities when making land use decisions which may affect Elk Island Park.
   a) All subdivision and development proposals within one mile of Elk Island Park shall be referred to the Park Authorities for comment. Such comments shall be considered by Council in reviewing the proposal.
   b) Industry should not be permitted to develop within one mile of the Park boundary.
   c) Multi-lot country residential development should not be permitted within one mile of the Park boundary.
   d) Intensive agriculture should not be permitted within one mile of the Park boundary.

9.3 Subdivision or development which, in Council's opinion, would be significantly incompatible with the wildlife resource or its habitat shall not be permitted.

9.4 To aid Council in the review of a subdivision or development proposal within or adjacent to a Key Wildlife Area the application may be referred to the Fish and Wildlife Division of Alberta Energy and Natural Resources for comment.

9.5 When reviewing a subdivision or development proposal within or adjacent to a Key Wildlife Area Council should request a site plan be completed detailing how vegetation and topography disturbance is to be minimized.

9.6 Council shall encourage all development in the County to have regard for the maintenance of wildlife resources and their habitats. When reviewing a development application Council shall consider its effects on wildlife and should request that mitigative measures be taken to minimize possible negative impacts on wildlife.


HISTORICAL
RESOURCES

10. Historical Resources

There are many locally significant historic features in the County of Lamont although they are not officially designated as such under the Historical Resources Act. The only designated site in the County of Lamont is the Ukrainian Cultural Heritage Village near Elk Island Park on Highway 16. It is Council's intention to support efforts to preserve historic resources in the County.

Objectives

a) To avoid the disturbance of historical resources in the County where possible.
b) To encourage the use of historical resources to promote tourism.
c) To minimize municipal costs associated with the development of historical resources.

Policies

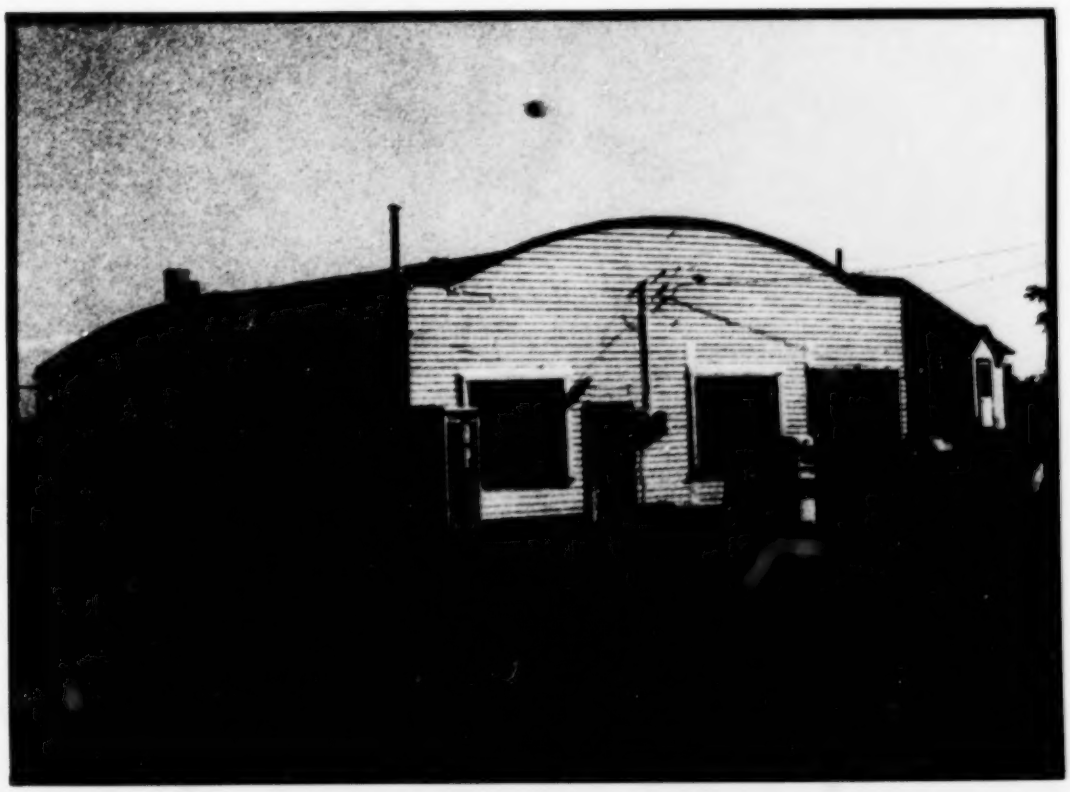
10.1 Council shall support both private and public efforts to preserve historical resources in the County of Lamont.

10.2 Council shall request from Alberta Culture an inventory of all known historical resources in the County.

10.3 Council may designate a Municipal Historic Resource if the costs associated with the designation are reasonable and preservation of the resource is for the public good.

10.4 Council shall encourage the utilization of historical resources to promote tourism in the County.

10.5 Development applications which Council feels may significantly impact a historical resource shall be referred to Alberta Culture for comment prior to approval.



ADMINISTRATION

Administration

Amendment

Section 139(1) of the Planning Act, R.S.A. 1980, outlines the procedure for an amendment to the General Municipal Plan. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the Plan Goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the Plan's intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.

Review

Planning is a continuous process and it is important that the General Municipal Plan be monitored, reviewed and updated in order to ensure that the planning needs of the County are being met. A review may be appropriate when:

a) changes in economic, social or technical developments occur,
b) a new Council is elected,
c) an amendment to the Plan is made.

A major review should be undertaken at least once over every three year period.

Interpretation

Land use designation boundaries in this Plan may be considered to be approximate except where such boundaries coincide with roads, quarter section lines, valleys, rivers or other clearly recognizable features. Otherwise, minor boundary deviations may be permitted without an amendment providing that the intent of the Plan is not altered.

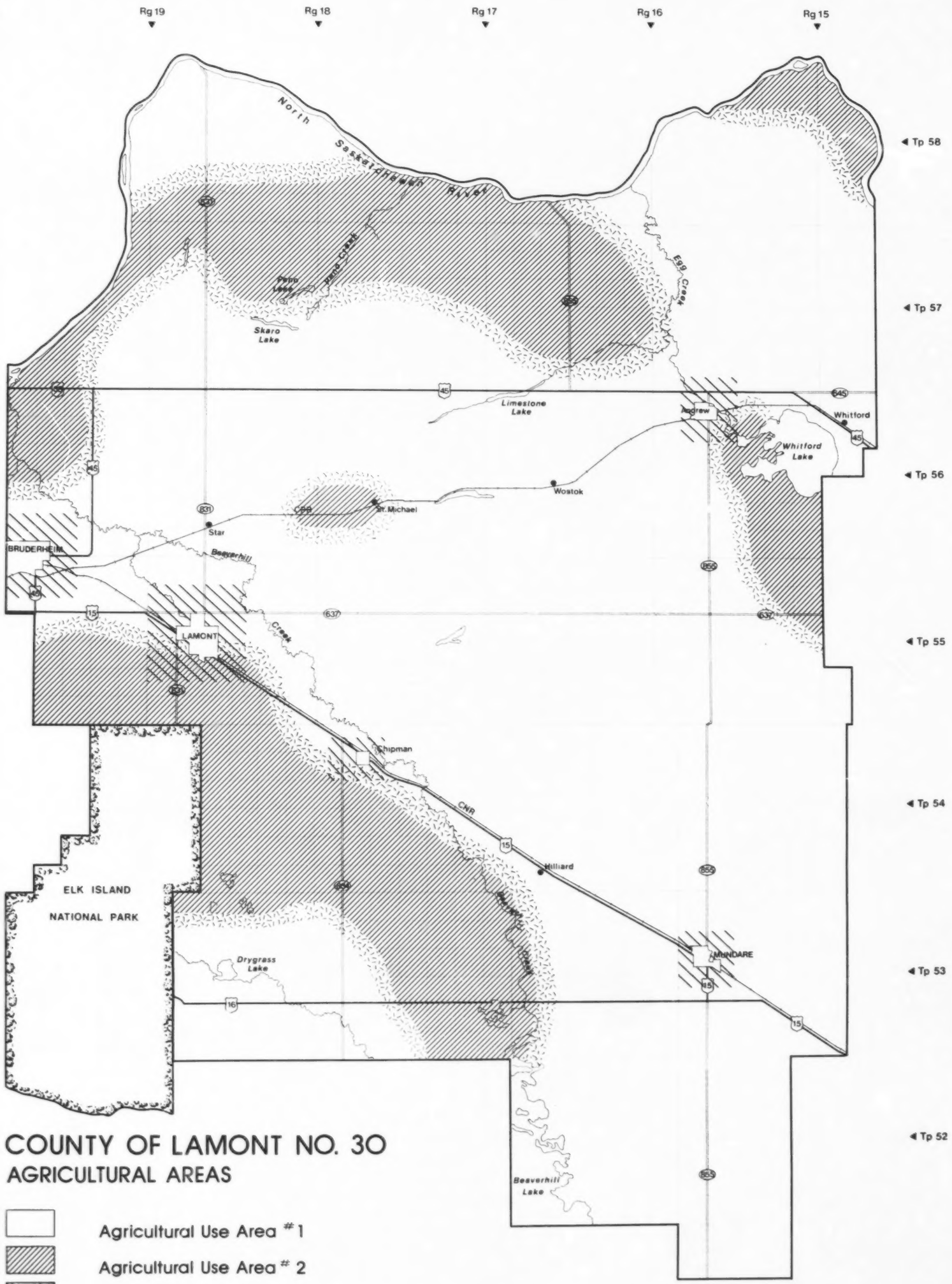
Definitions

The terms appearing in this Plan have the same meaning as those defined in the County of Lamont Land Use Bylaw. Three operative words are used throughout the Plan and are defined as:

"May" means a choice is available and no particular direction or guidance is intended;

"Should" means that in order to achieve local goals and objectives it is strongly advised that the action be taken;

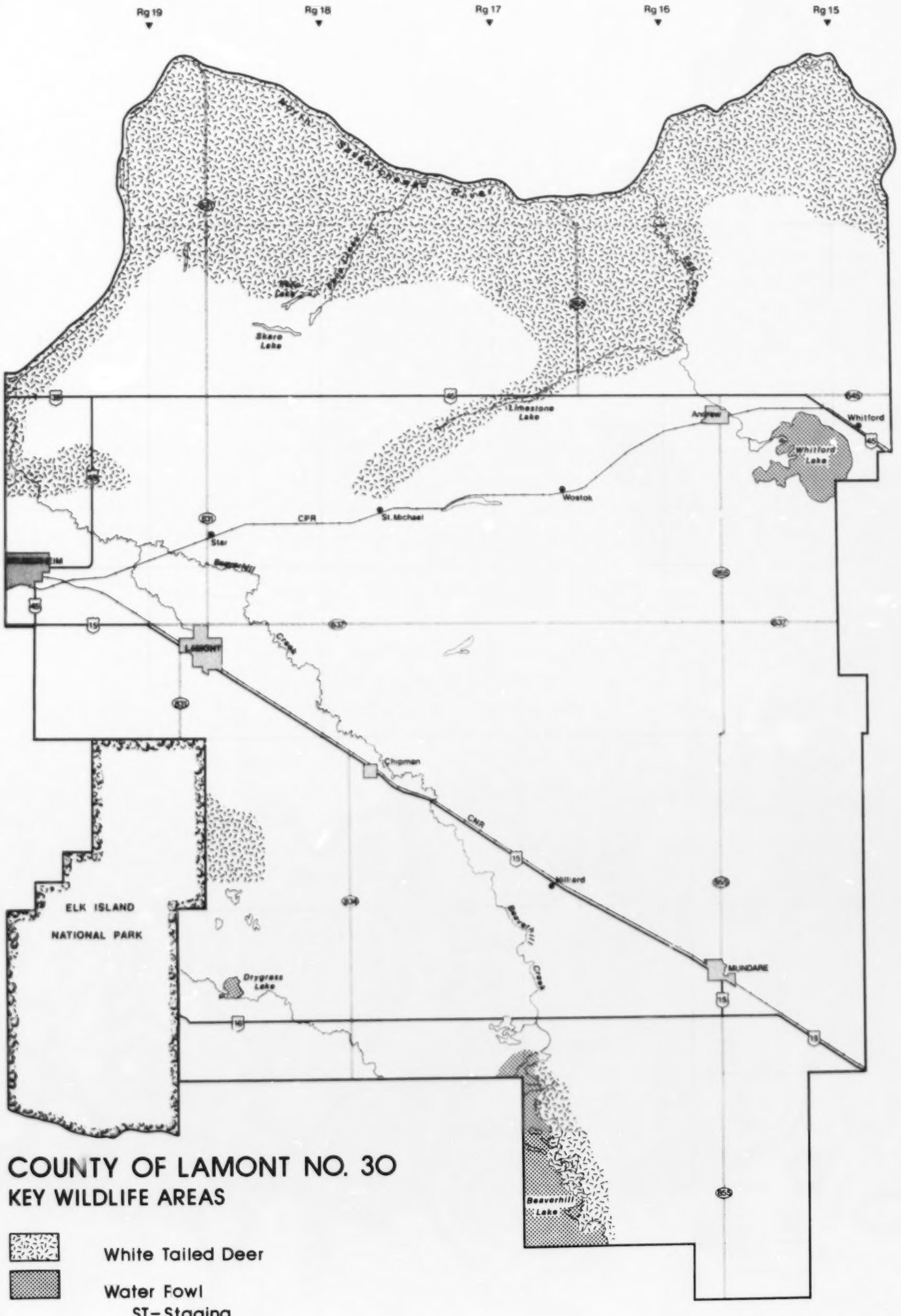
"Shall" means the action is obligatory.



COUNTY OF LAMONT NO. 30
AGRICULTURAL AREAS

- Agricultural Use Area # 1
- Agricultural Use Area # 2
- Transition Zone
- Urban Fringe Area

MAP A



COUNTY OF LAMONT NO. 30
KEY WILDLIFE AREAS

White Tailed Deer

Water Fowl
- ST – Staging
- MO – Moulting
- P – Production

Colonial Nesters
- CO – Cormorants
- PE – Pelicans

MAP B